

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, February 2, 2005

Time: 7:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of December 2004 meeting minutes

Public Meeting

Minor Subdivision Preliminary Approval

Warwick Neck Heights

Applicant: Smithfield Land Development, LLC.

Location: 1660 West Shore Road and Armstrong Avenue

Assessor's Plat: 357

Lot(s): 20 through 25

Zoning District: Residential A-7

Land Area: 42,131 Square Feet

Number of lots: 4

Engineer: Thalmann Engineering

Ward: 5

The applicant is requesting preliminary approval to subdivide six lots, one lot with an existing building to create four new lots for development on an existing street in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the administrative upon compliance with the following stipulations:

1) That the City Engineer shall approve the proposed construction site plans and drainage prior to final approval.

2) That the Warwick Sewer Authority shall approve a connection to the city's sewer system prior to final approval.

3) That the Warwick Water Department shall approve a water connection prior to final approval.

Public Meeting

Minor Subdivision Preliminary Approval

Tweed Street

Applicant: Carmine & Christine Zepetelle

Location: 39 Hollis Avenue, Tweed Street and Shand Avenue

Assessor's Plat: 362

Lot(s): 382 & 386

Zoning District: Residential A-7

Land Area: 19,769 Square Feet

Number of lots: 2

Engineer: Ocean State Planners

Ward: 6

The applicant is requesting preliminary approval to subdivide two lots, one lot with an existing residence and one vacant nonconforming lot, to create one new lot for development on an existing street in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the Warwick Sewer Authority shall approve a connection to the city's sewer system prior to final approval.

2) That the Warwick Water Department shall approve a water connection prior to final approval.

3) That tree protection shall be installed around the three oak trees located at the northwesterly corner of the Tweed Street/Shannon

Avenue intersection prior to the issuance of a building permit.

Public Meeting

Minor Subdivision Preliminary Approval

White – Samuel Gorton Plat

Applicant: Jason White

Location: Samuel Gorton Avenue

Assessor's Plat: 355

Lot(s): 266, 267 & 268

Zoning District: Residential A-7

Land Area: 16,186 Square Feet

Number of lots: 2

Engineer: ALPHA Associates

Ward: 5

The applicant is requesting preliminary approval to subdivide three undersized nonconforming lots to create two new lots, one new lot for development and one lot for development upon availability of sanitary sewers on an existing street in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**
- 5) That the proposed subdivision possesses adequate and permanent access to a public street.**

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the administrative upon

compliance with the following stipulations:

- 1) That proposed “Lot 2” shall receive RIDEM/ISDS approval prior to final approval.**
- 2) That the final approval shall include a notation on the recorded plan and a recorded deed restriction stipulating that “Lot 1” shall not be built upon until City sewer is available.**
- 3) That the applicants engineer shall prevent drainage from flowing easterly onto lot 244.**
- 4) That one street tree to be approval by the City’s Landscape Project Coordinator shall be planted on each new building lot.**

Public Meeting

Major Land Development Project Preliminary Approval

Webster Bank

Applicant: Webster Bank National Association

Location: 1376 Bald Hill Road

Assessor’s Plat: 255

Lot(s): 31

Zoning District: General Business

Land Area: 91,432 Square Feet

Number of lots: 1

Engineer: Caito Corporation

Ward: 8

The applicant is requesting preliminary approval to convert an existing restaurant to a bank and retail space on an existing street in a General Business Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards**

would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the design engineer shall reconsider the proposed plantings over the existing 72" CMP underground drainage system.

2) That Drawing No. 8 General Note 2 shall substitute the terminology "Owners Engineer" in place of "City Engineer."

3) That additional wastewater discharge permits may be required to comply with pretreatment requirements dependent upon water usage and wastewater discharge characteristics.

4) That a sewer observation to be approved by the Warwick Sewer Authority shall be required on the property.

5) That a final landscape plan shall be approved by the City's Landscape Project Coordinator which shall include:

a) That a note shall be added to the site demolition plan stating that “Any tree transplanting shall be performed in the early spring and supervised by the project landscape architect.”

b) That shade trees shall be incorporated into the perimeter landscape areas particularly along the northerly and easterly property lines. Tree species shall include London Plane American Elm or Chinese Elm and shall be spaced at approximately 40’ intervals for a total of approximately seven trees.

c) Landscape plan shall change Tilia Cordata to Chinese Elm and add one Betula Nigra to the existing landscape along Bald Hill Road.

Public Hearing

Major Subdivision for Master Plan/Preliminary Review

George Street

Applicant: Francis & Denise Galligan

Location: 148 George Street

Assessor’s Plat: 295

Lot(s): 136 & 137

Zoning District: Residential A-7

Land Area: 10,000 Square Feet

Number of lots: 2

Engineer: Ocean State Planners, Inc.

Ward: 2

This applicant is requesting preliminary approval of a Major Subdivision to subdivide one conforming parcel consisting of two undersized merged lots into two nonconforming undersized lots with less than the required area, frontage and lot width on an existing street in a Residential A-7 Zoning District.

The Planning Board denied the Master Plan application in September 2002; the Planning Board decision was subsequently appealed to the Zoning Board of Appeal. The Board of Appeal affirmed the Planning Board denial and was subsequently appealed to the Rhode Island Superior Court. The Superior Court remanded the Board of Appeal decision back to the Board for a “de novo” hearing finding that the Board had committed procedural error; “an error of law.” The Zoning Board of Appeal reversed its previous decision thereby reversing the Planning Board’s denial of the Master Plan application.

Planning Department Findings

The Planning Department finds this proposal generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations and

1) Generally consistent with the Comprehensive Community Plan which specifically states the following as development policies:

2) Not in compliance with the standards and provisions of the City's Zoning Ordinance therefore requiring Zoning Board of Review approval to have two lots with less than the required frontage, lot width and area.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant a combined Master Plan/Preliminary approval with the following stipulations:

1) That the applicant shall receive Zoning Board of Review approval

to have two lots with less than the required lot frontage, lot width and land area.

2) That the applicant shall move or remove the existing garage in order to conform to the required side yard setback.

Public Meeting

Major Subdivision Master Plan Approval

Gomes Plat

Applicant: Harold & Arlene Gomes

Location: Madison and Roosevelt Streets

Assessor's Plat: 293

Lot(s): 791 through 793, 800 and 830 through 805

Zoning District: Residential A-7

Land Area: 28,800 Square Feet

Number of lots: 4

Engineer: Cataldo Engineering

Ward: 1

The applicant is requesting Master Plan approval to subdivide seven lots to create four lots, three new lots for development with less than the required wetlands setback and one lot with an existing dwelling on an existing street in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City’s Zoning Ordinance therefore requiring a dimensional variance to construct a dwelling with less than the required wetlands setback.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**
- 5) That the proposed subdivision possesses adequate and permanent access to a public street.**

Planning Department Recommendation

The Planning Department recommendation is to grant Master Plan approval with the following stipulations:

1) That the applicant shall receive a variance from the Zoning Board of Review for less than the required wetland setback.

2) That the preliminary site plans shall include property lines depicting interior angles and distances, names of all abutting property owners including property owners across adjacent streets, all existing and proposed utilities and existing and proposed contours (minimum two foot intervals).

3) That two copies of drainage plans and calculations shall be submitted in accordance with the City's Development Review regulations.

4) That the design engineer shall establish high groundwater elevation and groundwater elevation to lowest floor must be depicted on the preliminary plan (minimum requirement is three feet above seasonal high groundwater elevation).

5) That all large trees located within the required setbacks shall be preserved and identified on the preliminary plan with a note that "drip-line tree protection" shall be installed by the developer and inspected by the City's Landscape Project Coordinator prior to the issuance of a soil erosion control permit.

Public Meeting

Major Land Development Project Master Plan Approval

Byrne Plat

Applicant: Martin, Kevin and Maureen Byrne

Location: 73-75 Central Street

Assessor's Plat: 274

Lot(s): 293

Zoning District: Residential A-7

Land Area: 8,467 Square Feet

Number of lots: NA

Engineer: N/A

Ward: 8

The applicant is requesting Master Plan approval to have a five-family dwelling on an undersized lot with less than the required land area, frontage, lot width and front and side yard setbacks in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the

City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance therefore requiring a "Use Variance" to have a five-family dwelling on an undersized lot with less than the required land area, frontage, lot width and front and side yard setbacks.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**
- 5) That the proposed subdivision possesses adequate and permanent access to a public street.**

Planning Department Recommendation

The Planning Department recommendation is to grant Master Plan approval with the stipulation that the applicant shall receive a "Use Variance" from the Zoning Board of Review to have five-family

dwelling on an undersized lot with less than the required land area, frontage, lot width and front and side yard setbacks.

Public Hearing

Major Subdivision on an Existing Street Preliminary Approval Beacon Press Plat

Applicant: Beacon Press Corporation

Location: 50 Gilbane Street and 132 Meadow Street

Assessor's Plat: 244

Lot(s): 211, 217 & 232

Zoning District: Light Industrial

Land Area: 46,218 square feet

Number of lots: 3

Engineer: Alpha Associates

Ward: 7

The applicant proposes to reconfigure one nonconforming lot and two conforming lots totaling 46,218 square feet to create two new lots; each lot containing existing structures and having less than the required parking, landscaping, and setbacks in a Light Industrial zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

1) Generally consistent with the Comprehensive Community Plan

2) In compliance with the standards and provisions of the City’s Zoning Ordinance, having received Zoning Board of Review approval #9051 to have two lots with existing structures having less than the required parking and parking setbacks, front, side and rear building setbacks and less than the required landscaping.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That prior to the issuance of a Certificate of Occupancy, the Warwick Sewer Authority shall approve interior plumbing plans which shall include a sampling manhole required for all commercial properties.

2) That the applicant shall install two large deciduous trees, one on Meadow Street and one on Gilbane Street to be approved by the City's Landscape Project Coordinator.

Public Hearing

Major Land Development Project for Master Plan Approval

Lowe's Home Improvement

Applicant: 5-113 LLC.

c/o Carpinato Properties

Location: 555 Greenwich Avenue

Assessor's Plat: 271

Lot(s): 1 & 184

Zoning District: General Business

Land Area: 20.84 Acres

Number of lots: 2

Engineer: VHB Engineers, Inc.

Ward: 8

The applicant is requesting preliminary approval to merge two lots and redevelop the former “Apex” site to accommodate a 169,793 square foot Lowe’s Home Improvement store in a General Business zone. No new construction is proposed.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with the following stipulations:

1) That the design engineer shall make every effort to minimize storm water runoff (Zero Net Runoff is considered the minimum standard) and improve water quality due to the proximity of the project to the Pawtuxet River, a RIDEM water body targeted for Total Maximum Daily Loading (TMDL).

2) That the developer shall perform a further sewer flow evaluation which shall propose opportunities for reuse and recycling of water for purpose of reducing flow into the sewer system.

3) That a sewer observation manhole to be approved by the Warwick Sewer Authority shall be required.

4) That all outstanding sewer assessments shall be paid in full prior to recording a subdivision merging the existing lots.

5) Prior to preliminary approval, the developer shall submit a landscape plan to be approved by the City's Landscape Project Coordinator developed and stamped by a Registered Landscape Architect which shall include the following:

a) Replace all Austrian Pine with Blue Spruce.

b) Substitute approximately 30 of the 43 proposed Gleditsia Triacanthos with Crimson King Maples and include Ilex galbra "shamrock" to the planting beds on both sides of the proposed entry drive.

c) Planting along Route 95 shall include a list of proposed species which shall include Pin Oaks, Red Oaks, Norway spruce and Eastern Red Cedar.

d) Tree planting detail shall replace rubber hose and guy wire with Arbortape or approved equal.

e) All trees located in a loam and seed planting area shall be surrounded by a 3' radius saucer of mulch from the base of the tree.

Public Hearing

City of Warwick

2005 Transportation Improvement Program (TIP) Submission

The purpose of the public hearing is to consider the City of Warwick 2005 Transportation Improvement Program proposal to the Rhode Island Department of Transportation.

Proposed transportation projects for consideration include:

1) Post Rd. / Rte. 37 Ramp Improvements.

2) Apponaug Circulator/Bypass.

3) Rte 37 Extension.

4) Airport Road Reconstruction.

Warwick Neck Ave. Improvements (Pavement Management)

Street Abandonment

Oakland Avenue

Petitioner: John and Jean Nunes

Location: Assessors Plat: 378 See attached map.

Ward: 5

Reason for Abandonment: That portion of Oakland Avenue has ceased to be useful to the public as a highway, street or drift way. Petitioner is requesting the abandonment in order to expand their land area.

Recommendation: No City Department and/or agencies have issued an objection to the Oakland Avenue street abandonment. The Planning Department recommends a favorable recommendation to the City Council with the stipulation that the abandoned portion of Oakland Avenue be incorporated into the abutting properties through the Administrative Subdivision procedure.

Bond Reduction

Woodland Meadows

Current bond totals \$148,115.00

Amount to be released \$ 71,436.00

\$ 73,679.00

Administrative Subdivisions

The Medeiros Plat Plat: 319 Lots: 322 & 568

Blue Ridge Road Plat Plat: 239 Lot: 23 Plat: 240 Lot: 3

Dewey Avenue Plat: 311 Lots: 60 through 63 & 238

McDermott and Murray Plat Plat: 306 Lots: 172 & 173

Millard Avenue Plat: 358 Lots: 127 & 128

Cove Avenue and Boyd Avenue Plat: 362 Lots: 2 through 6